

COURT ORDER NO. _____

THE STATE OF TEXAS

**§ ORDINANCE OF COLLIN COUNTY, §
TEXAS REGARDING LICENSING OF §
JUNKYARDS AND AUTOMOTIVE**

COUNTY OF COLLIN

§ WRECKING AND SALVAGE YARDS

On February ___, 2013, the Commissioners Court of Collin County, Texas, met in regular session with the following members present and participating to-wit:

Keith Self	County Judge, Presiding
Matt Shaheen	Commissioner, Precinct 1
Cheryl Williams	Commissioner, Precinct 2
Chris Hill	Commissioner, Precinct 3
Duncan Webb	Commissioner, Precinct 4

During such session, the Court considered adoption of the following Ordinance to require licensing of all automotive wrecking and salvage yards and junkyards operating after June 1, 1987.

WHEREAS, the Commissioners Court of Collin county has concluded that the indiscriminate location and operation of junkyards or automotive wrecking and salvage yards, and the visibility of junked vehicles, vehicle parts and other junk, is detrimental to the safety and welfare of the general public, tends to reduce the value of private property, creates fire and environmental hazards, and is detrimental to the economic welfare of the County by producing urban blight adverse to the maintenance and improvement of the quality of life; and

WHEREAS, the Commissioners Court of Collin County has previously recognized the screening standards stated in Transportation Code Chapter 396; and

WHEREAS, the Commissioners Court of Collin County has adopted Order No. 92-208-02-24, as amended by Court Order No. 93-141-11-09, regulating automotive wrecking and salvage yards and junkyards; and

WHEREAS, due to the passage of time and other factors, the Commissioners Court of Collin County has determined that it is necessary to rescind Order No. 92-208-02-24 and Court Order No. 93-141-11-09 and replace such Orders with this Order to conform to current statutory references and provisions; and

WHEREAS, the Commissioners Court of Collin County conducted a public hearing, in accordance with the requirements of Texas Transportation Code Chapter 396 prior to adopting this Order; and

WHEREAS, the Commissioners Court of Collin County possesses the requisite authority to adopt this Order under Transportation Code Chapter 396;

NOW THEREFORE, BE IT ORDERED by the Commissioners Court of Collin County, Texas as follows:

PART 1 — ADMINISTRATION AND PRELIMINARY PROVISIONS

SECTION 1.01 — AUTHORITY

This order (also referred to herein as “Ordinance”) is adopted by the Commissioners Court of Collin County, Texas acting in its capacity as the governing body of Collin County. The authority of Collin County to adopt this Ordinance is derived from Chapter 396, Subchapter A, Texas Transportation Code, as amended. This Ordinance may be amended at any time by a majority vote of Commissioners Court.

SECTION 1.02 – PRIOR ORDERS REPEALED

The prior Court Orders regulating automotive wrecking and salvage yards and junkyards, being Court Order No. 92-208-02-24, and Court Order No. 93-141-11-09 are hereby repealed and rescinded in their entirety

SECTION 1.03 — AREA COVERED BY ORDINANCE

This Ordinance applies in Unincorporated Areas, as defined below, after the effective date of this Ordinance.

SECTION 1.04 — PURPOSE

The purpose of this Ordinance is to protect the public health, safety and welfare, protect private property values, limit certain fire and environmental hazards, and reduce urban blight adverse to the maintenance and improvement of the quality of life.

SECTION 1.05 - CONSTRUCTION OF ORDINANCE

This Ordinance is to be construed liberally to accomplish its purpose and to assure that Collin County complies with all State and Federal Laws pertaining to the subject matters contained in this Ordinance.

PART 2 - DEFINITIONS

SECTION 2.01 - APPLICANT

"Applicant" means any person who is preparing or has filed an application for a license pursuant to this Ordinance.

SECTION 2.02 - AUTOMOTIVE WRECKING AND SALVAGE YARD

"Automotive wrecking and salvage yard" means an outdoor place where a person stores three or more vehicles for the purpose of dismantling or wrecking the vehicles to remove parts for sale or for use in automotive repair or rebuilding.

SECTION 2.03 – CHANGE OF OWNERSHIP

“Change of ownership” means the sale or transfer of a majority of either the outstanding voting shares or of all outstanding shares of capital stock if the business is a corporation; the sale or transfer of a majority interest in any partnership if the business is a partnership or, a bulk sale of the inventory if the business is a sole proprietorship, or the sale or transfer by an owner of the real property on which the automotive wrecking and salvage yard or junkyard is located.

SECTION 2.04 - DEVELOPMENT SERVICES DIVISION MANAGER

"Development Services Division Manager" means the Collin County employee holding the office of Development Services Division Manager, or the employee(s) designated by the Development Services Division Manager to perform a task required by this Ordinance.

SECTION 2.05 – EXPANSION OR ENLARGEMENT

The term “Expansion or “Enlargement” as used in this Ordinance means the addition of new land to the existing area of an automotive wrecking and salvage yard or a junkyard, that was not previously within the area of an existing automotive wrecking and salvage yard or a junkyard at the time such automotive wrecking and salvage yard or a junkyard was originally permitted by the County.

SECTION 2.06 - JUNK

"Junk" means copper, brass, iron, steel, rope, rags, batteries, tires, or other material that has been discarded or sold at a nominal price by a previous owner of the material. The term does not include a wrecked vehicle.

SECTION 2.07 - JUNKYARD

"Junkyard" means a place where a business that owns junk, and is operated to store, buy, or sell junk, keeps all or part of the junk outdoors until the business disposes of the junk.

SECTION 2.08 - LICENSE

Unless the context requires otherwise, "License" shall apply to any license issued under this Ordinance, whether for an existing facility or new facility, or whether to an initial license or a renewal license.

SECTION 2.09 - PERSON

"Person" includes, in addition to an individual, a corporation, organization, government or governmental subdivision or agency, business trust, estate, trust, partnership, association, and any other legal entity.

SECTION 2.10 - PROPOSED YARD

"Proposed Yard" means the land to be occupied by a junkyard or automotive wrecking and salvage yard as specified in any license granted pursuant to this Ordinance.

SECTION 2.11 - RECYCLING BUSINESS

"Recycling Business" means a business primarily engaged in the business of:

- (a) converting metal or other material into raw material products that have:
 - (i) prepared grades; and
 - (ii) an existing or potential economic value;
- (b) using raw material products described by Paragraph (A) in the production of new products; or
- (c) obtaining or storing metal or other material for a purpose described by Paragraph (A) or (B).

SECTION 2.12 - UNINCORPORATED AREA

"Unincorporated Area" means the area in Collin County, Texas, which is not within an incorporated area of a city, town, or village.

SECTION 2.13 - WRECKED VEHICLE

"Wrecked vehicle" means a discarded, junked, damaged, or worn-out automotive vehicle that is not in a condition to be lawfully operated on a public road.

PART 3 - GENERAL PROVISIONS

SECTION 3.01 - ADMINISTRATION BY THE DEVELOPMENT SERVICES DIVISION MANAGER

The County's Development Services Division Manager, who is a regular salaried County official shall be responsible for the administration of this Ordinance, the issuance of licenses required by this Ordinance, enforcement of this Ordinance and the maintenance of proper records.

SECTION 3.02 - RESPONSIBILITY OF OTHER OFFICIALS

Under this Ordinance, except as specifically stated otherwise, the Development Services Division Manager shall be responsible for all administrative decisions, determinations and duties arising under this Ordinance. The Development Services Division Manager may seek and secure the assistance of other officials of Collin County in making decisions and determinations and in performing the administrative duties contemplated by this Ordinance.

PART 4 - LICENSES

SECTION 4.01 - LICENSE REQUIRED

No person shall operate a junkyard or automotive wrecking and salvage yard within the unincorporated areas of Collin County without a license under this Ordinance authorizing such operation.

SECTION 4.02 - EXCEPTION

This Ordinance does not apply to the following:

- (a) A recycling business;
- (b) A junkyard or an automotive wrecking and salvage yard located entirely in a municipality and subject to regulation by the municipality; or
- (c) A junkyard or an automotive wrecking and salvage yard in operation before June 1, 1987; however, any Expansion or Enlargement of an existing junkyard or an automotive wrecking and salvage yard which occurs after the effective date of this Ordinance shall be subject to the provisions of this Ordinance.

SECTION 4.03 - APPLICATION AND APPROVAL PROCEDURE FOR LICENSE

The application for a license must be on a form prescribed by the Development Services Division Manager, but shall include the following information:

- (a) The owner's name, a contact name, address and phone number;
- (b) A description of the type of outdoor business, including its anticipated operating schedule and work hours, and its proximity to residence, other properties, and streets;
- (c) A plat or property map, drawn to scale, showing the boundaries of the property and the location of any building improvements, outdoor storage areas, parking areas, geographic features (i.e. creeks, rivers, etc.), landscaping, significant foliage and vegetation, the proposed screening/fencing, and the property's proximity to any residences and to public streets or highway right-of-way;
- (d) Photographs/drawings and a description of the screening/fencing, including the type of material to be used, its height, its total linear length, and its color; and
- (e) Any other information that the Development Services Division Manager may deem necessary.

After the application is filed, the Development Services Division Manager shall review the proposed location and development to assure that all reviews or approvals required by other County regulations and requirements applicable to the junkyard or automotive wrecking and salvage yard have been met.

The Development Services Division Manager is not required to seek a final approval of the location from Commissioners' Court until after the requirements referred to above have been met.

SECTION 4.04 — LICENSE REQUIREMENTS FOR NEW FACILITY

- (a) A License for New Facility under this Ordinance is required for the following facilities, each of which being herein called a "New Facility":
- i) Any junkyard or automotive wrecking and salvage yard that begins business operations after the date of passage of this Ordinance; and
 - ii) All junkyards or automotive wrecking and salvage yards that have undergone an Expansion or Enlargement since renewing any prior license with the County for such activities;
 - iii) All junkyards or automotive wrecking and salvage yards that have undergone a Change of Ownership;
 - iv) *All junkyards or automotive wrecking yards in which the premises or the building and improvements are thereon located are totally or partially destroyed from any cause and such event either 1) causes the temporary closure of the business; or 2) creates a continuing condition that violates the provisions of this Ordinance pertaining to existing facilities; or 3) creates a condition in violation of the applicable County fire and building codes. iHowever, a license for a New Facility shall not be required if such premises and improvements are restored to substantially the same condition as they were in immediately before destruction within one hundred eighty days (180) days of the event which caused the initial destruction and meet the requirements of this Ordinance pertaining to existing facilities and the requirements of applicable County fire and building codes . Owner may request one (1) one hundred and eighty (180) day extension to complete the restoration activities through the variance process as detailed in Request for Exemption, Section 4.07.*
- (b) A License for New Facility shall be in effect for one (1) year.
- (c) The Commissioners Court shall consider an application for a License for New Facility for a junkyard or automotive wrecking and salvage yard in the manner authorized by Texas Transportation Code, Section 396.041. For new junkyards and automotive wrecking and salvage yards subject to this Section, a License for New Facility may be approved and issued only after the location requirements are satisfied.
- (d) The requirements for a License for New Facility are found in Part 6.

SECTION 4.05 - LICENSE REQUIREMENTS FOR EXISTING FACILITY

- (a) A License for Existing Facility is required for all junkyards or automotive wrecking and salvage yards that began business operations after June 1, 1987 but prior to the date of passage of this Ordinance, each of which being herein called an "Existing Facility".
- (b) A License for Existing Facility shall be in effect for one (1) year.

- (c) The Commissioners Court may approve an application for a License for Existing Facility after a determination by Commissioners Court that the following location requirements are satisfied:
 - i) The location of the junkyard or automotive wrecking and salvage yard does not create a hazard to the environment;
 - ii) The location of the junkyard or automotive wrecking and salvage yard satisfies the location requirements set forth in this Ordinance;
 - iii) All reviews and/or approvals required by other Collin County regulations applicable to the development of the site have been met; and
 - iv) The facility is in compliance with all applicable statutory screening requirements.

SECTION 4.06 - LICENSE RENEWAL REQUIREMENTS

Upon receipt of an application for renewal of a License, the Development Services Division Manager may issue a renewal License, effective for one year after the termination of the prior License, if all requirements applicable to the issuance of the License being renewed continue to be met. In addition, the following requirements must be met:

- (a) The location in the renewal application is the same land area and geographic location as previously approved by the Commissioners Court for the License being renewed as attested to by an affidavit from the owner.
- (b) The License has not been revoked and is not suspended or expired on the date of application.
- (c) The junkyard or automotive wrecking and salvage yard is in operation on the date of application for renewal.

SECTION 4.07 - REQUEST FOR EXEMPTION

A person desiring an exemption from compliance with any provision of these rules shall:

- (a) File a written request with the Development Services Division Manager stating the nature of the exemption requested;
- (b) State the reason that justifies the granting of an exemption; and,
- (c) Provide any additional information that the Development Services Division Manager requests.

Upon receipt of a valid request:

- (a) The Development Services Division Manager shall notify the Commissioners' Court of the request for exemption.

- (b) The Commissioners' Court shall review the request and notify the person, in writing, of its decision.

If the request is denied, the Commissioners' Court shall include the reason(s) for the denial in the notice.

PART 5 - ISSUANCE OF INITIAL LICENSES AND RENEWAL OF LICENSES

SECTION 5.01 - ISSUANCE OF LICENSES

Under the conditions established in this Ordinance, the Development Services Division Manager shall issue licenses and renewals in accordance with this Ordinance.

SECTION 5.02 - INITIAL LICENSES

Initial licenses may be issued by the Development Services Division Manager upon receipt of the prescribed fee and a completed application only if the Commissioners' Court has approved the location of the junkyard or automotive wrecking and salvage yard.

SECTION 5.03 - LICENSES FOR EXPANSIONS OR ENLARGEMENT OF EXISTING FACILITIES

Licenses for an Expansion or Enlargement of an existing junkyard or automotive wrecking and salvage yard may be issued by the Development Services Division Manager upon receipt of the prescribed fee and a completed application, but only if the Commissioners' Court has approved the location of the junkyard or automotive wrecking and salvage yard.

SECTION 5.04 - ANNUAL RENEWAL OF LICENSES

After the initial license has been issued by the Development Services Division Manager, the Development Services Division Manager shall renew the license after receipt of the prescribed fee and completed application, provided that all requirements of Section 4.06 of this Ordinance in regard to such issuance have been met.

SECTION 5.05 - POSTING OF LICENSES

All license holders must post the license on the site in a manner visible to the public.

PART 6 — REQUIREMENTS FOR NEW FACILITIES

SECTION 6.01 - APPLICABILITY

This Part 6 applies to a junkyard or automotive wrecking and salvage yard seeking or operating under a license for a New Facility.

SECTION 6.02 - SCREENING REQUIREMENTS

A person who operates a junkyard or automotive wrecking and salvage yard shall screen the automotive wrecking and salvage yard with a solid barrier fence as required by Section 396.021 of the Texas Local Government Code. The fence must be painted a natural earth tone color and may not have any sign appear on its surface other than a sign indicating the business name.

SECTION 6.03 - EXCEPTION TO SCREENING REQUIREMENTS

The screening requirement does not apply to the following:

- (a) an automotive wrecking and salvage yard as defined by and subject to Chapter 397 of the Texas Local Government Code;
- (b) a junkyard as defined by Texas Local Government Code Section 391.001 and subject to Subchapter E, Chapter 391 of the Texas Local Government Code;
- (c) A recycling business; or
- (d) A junkyard or an automotive wrecking and salvage yard located entirely in a municipality and subject to regulation by the municipality.

SECTION 6.05 - STACKING RESTRICTIONS

A person may not accumulate or stack materials associated with a junkyard or an automotive wrecking and salvage yard higher than eight feet above ground level. This staking height restriction does not apply to a junkyard or automotive wrecking and salvage yard used only for farm equipment.

SECTION 6.06 - LOCATION OF YARD

- (a) A junkyard or automotive wrecking and salvage yard may not be located within 50 feet of the right-of-way of a public street or state highway. The distance shall be measured from the public street or road or state highway right-of-way that is closest to the junkyard or automotive wrecking and salvage yard and ending at the fence required by Texas Local Government Code section 396.021.
- (b) A junkyard or automotive wrecking and salvage yard may not be located within the One Hundred Year (100-year) floodplain or floodway.
- (c) The location of the junkyard or automotive wrecking and salvage yard shall not be detrimental to the public health, safety or welfare.
- (d) The location of the junkyard or automotive wrecking and salvage yard shall not create a hazard to the environment.

- (e) The location of the junkyard or automotive wrecking and salvage yard shall not be within one thousand (1000) feet of any downstream lake, river, creek, tributary or pond. The term "pond" shall not refer to a detention pond.

Compliance with these minimum standards does not guarantee a license will be issued. Issuance of a license is conditioned upon the operation of the junkyard or automotive wrecking and salvage yard ONLY at a location approved by Commissioners Court.

PART 7 - REVOCATION OR SUSPENSION OF LICENSE

SECTION 7.01 - SUSPENSION OF LICENSE - SCREENING REQUIREMENT

If a junkyard or automotive wrecking and salvage yard is not screened in compliance with all statutory requirements and this Ordinance, the Development Services Division Manager shall suspend the license for that junkyard or automotive wrecking and salvage yard. The suspension shall continue until the junkyard or automotive wrecking and salvage yard is screened in compliance with all statutory requirements and this Ordinance.

SECTION 7.02 - REVOCATION OF LICENSE

If the license of a junkyard or automotive wrecking and salvage yard has been suspended for more than 14 days and the operation of the junkyard or automotive wrecking and salvage yard has not been brought into compliance with these rules, the license previously granted for such a junkyard or automotive wrecking and salvage yard shall be automatically revoked.

SECTION 7.03 - NOTICE OF REVOCATION

If the license of a junkyard or automotive wrecking and salvage yard is suspended or revoked pursuant to this Ordinance, the Development Services Division Manager shall give written notice of that revocation to the license holder via certified mail, return receipt requested to the business address given by the license holder in its application. The notice will include the following:

- (a) Specific descriptions of the alleged violation(s) or noncompliance; and
- (b) language that the licensee may request a hearing before the Commissioners Court, such request must be submitted in writing within ten (10) days of receipt of the notice.

SECTION 7.04 - HEARING ON REVOCATION

The applicant or current holder of a revoked license may have a hearing before the Commissioners' Court on the revocation, if a request for a hearing is made in writing to the County Judge within ten (10) days of receipt of notice of revocation. The hearing on the revocation shall be set by the County Judge as soon as practicable before the Commissioners Court. After the hearing, the Commissioners Court shall issue a decision either upholding the revocation or reinstating the license. If such a request for a hearing is not made in writing to the County Judge within ten (10) days of receipt of the notice of revocation, the applicant shall not be entitled to seek reinstatement of the license, and further operation will require application and approval of a new license in the manner required by this Ordinance for licensing a New Facility.

PART 8 - ENFORCEMENT

SECTION 8.01 — ENFORCEMENT

- (c) A person commits an offense if the person operates a junkyard or automotive wrecking and salvage yard in violation of this Ordinance.
- (d) Transportation Code Section 396.045 provides such violation is a misdemeanor punishable by a fine of not less than \$100 and not more than \$500 and that each day a violation continues is a separate offense. The punishment is set by statute, and if such statute is amended, the amended punishment shall apply.
- (e) A junkyard or automotive wrecking and salvage yard which is not screened or which is operated at a location other than that approved by commissioners court may have its license suspended or revoked.
- (f) A person is entitled to an injunction to prohibit a violation or threatened violation of this Ordinance.
- (g) Nothing in these regulations should be construed as limiting authority to pursue other remedies and punishments that may be available under law for violations of these regulations that are violations of other laws or for violations of other laws or regulations by a person subject to these regulations.

SECTION 8.02 - VIOLATION OF CONDITIONS OF ORDINANCE

Any person having knowledge of a violation of this Ordinance may file a complaint with the Development Services Division Manager.

PART 9 - FORMS AND RECORDS

Forms to be used in the administration of this Ordinance shall be promulgated by the Development Services Division Manager.

PART 10 — FEES

Upon approval of an application for issuance, renewal or modification of a license in accordance with the terms and conditions of this Ordinance, a non-refundable fee of \$25 is required before issuance and effectiveness of the license. Each license or annual renewal fee received shall be deposited to the general fund in accordance with Texas Transportation Code § 396.041(d).

PART 11 — SEVERABILITY AND CONSTRUCTION

The provisions of this Ordinance are severable. If any word, phrase, clause, sentence, section, provision, or part of this Ordinance should be invalid or unconstitutional, it shall not affect the

validity of the remaining portions and it is hereby declared to be the intent of the Commissioners Court that this Ordinance would have been adopted as to the remaining portions, regardless of the invalidity of any part. In the event that any provision of this Ordinance might be interpreted in such a way as exceeding the County's authority, such provision should be construed to apply only to the extent authorized by law.

BE IT SO ORDERED.

PASSED AND APPROVED by a unanimous vote of the Commissioners Court of Collin County, Texas, this ____ day of _____, 2013.

KEITH SELF, County Judge

MATT SHAHEEN, Commissioner, Precinct One

CHERYL WILLIAMS, Commissioner, Precinct Two

CHRIS HILL, Commissioner, Precinct Three

DUNCAN WEBB, Commissioner, Precinct Four

ATTEST:

BY: Stacey Kemp, County Clerk